

A variance from the Building Code Board of Appeals may be required for variances from the Zoning Board of Adjustment (no Sign Review Board cases need to call). Please consult a code specialist in the Plan Review Division at 974-2580.

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2<sup>nd</sup> Floor (One Texas Center).

CASE #

ROW #

C15-2011-0032

10562817

TP-0207080210

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

**WARNING: Filing of this appeal stops all affected construction activity.**

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 1209 Cotton St.

LEGAL DESCRIPTION: Subdivision - George L. Robertson

Lot(s) \* Block 6 Outlot 56 Division B

I/We Margaret Kyle and Ryan Tyler on behalf of myself/ourselves as authorized agent for

affirm that on 02/23, 2011

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

Our home 4 1/2' from rear property

line and front setback  
of 20.5 feet (two-story)

in a residential district.  
(zoning district)

SF-3-NP (Central East  
Austin N.P.)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

**VARIANCE FINDINGS:** I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

We were unaware of the 10' set back. We have received three permits from the city with the addition to our house shown in relation to the property line, starting with the foundation. It was approved every time. We were never told that our home addition was in the set-back, therefore we believed that the location of our addition was allowed by the city. We would

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:

WE RECEIVED A PERMIT FROM THE CITY (3 TIMES)  
ALLOWING US TO BUILD TO A 5' <sup>REAR</sup> SETBACK

- ✓ (b) The hardship is not general to the area in which the property is located because:

THE CONFIGURATION OF THE LOT (2,200 SQFT)  
AND THE HOUSE DETERMINED THE <sup>THE</sup> LOCATION OF  
TO THE REAR, ADDITION

**AREA CHARACTER:**

- ✓ 3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

THE VARIANCE DOES NOT EXTEND BEYOND  
THE PORCH AND IS LOCATED TO THE REAR  
OF THE RESIDENCE. NO OCCUPIED STRUCTURE  
**PARKING:** (Additional criteria for parking variances only.) IS LOCATED ON THE  
ADJACENT PROPERTY.

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

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2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

---

---

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

---

---

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

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---

**NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.**

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed \_\_\_\_\_ Mail Address 1209 Cotton  
St \_\_\_\_\_

City, \_\_\_\_\_ State \_\_\_\_\_ & \_\_\_\_\_ Zip \_\_\_\_\_ Austin, TX  
78702

Printed \_\_\_\_\_ Phone 512.626.0300 Date  
02.23.2011

**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed RT Mail Address 1209 Cotton St.  
City, State & Zip Austin, TX  
78702  
Printed RYAN TYLER Phone 512.626.0300 Date  
03.04.2011

## GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

### VARIANCE REQUIREMENTS:

#### General Requirements:

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

**SUBMITTAL REQUIREMENTS:** (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) A tax plat with subject property clearly marked indicating property within a 500-foot radius. These are available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).
- (4) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$360. All other zonings - \$660.)
- (5) Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.
- (6) Austin Energy approval

Variances approved by the Board are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Board.

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**REQUIRED FINDINGS:** All variance findings must be met in order for the Board to grant a variance. An application must include proposed findings that will support the requested variance. Incomplete applications will not be accepted.

**Reasonable Use:**

Application must demonstrate to the Board how the zoning regulations applicable to the property do not allow for a reasonable use of the property. [Note: The Board cannot approve a variance for a use that is not allowed in the zoning district in which the property is located. This requires a change in zoning.]

**Hardship:**

- a. Application must demonstrate to the Board how the hardship for which the variance is requested is unique to the property. Hardship should be specific to the property for which the variance is being requested. (For example, topography, lot configuration, or any physical constraint that would limit the placement of the structure or prevent compliance with required site development regulations, etc.) A strictly financial or personal reason is not a valid hardship.
- b. Application must demonstrate to the Board why the hardship is not general to the area in which the property is located. Describe how the hardship relating to the site is different from other properties in the area.

**Area Character:**

Application must demonstrate to the Board how the variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the zoning regulations of the zoning district in which the property is located.

**NOTE:** Parking variances require additional findings to be made. The additional findings are listed on the application and must also be completed for submittal of the application.

**Board of Adjustment Staff:**

**Susan Walker, Planner**  
**974-2202**

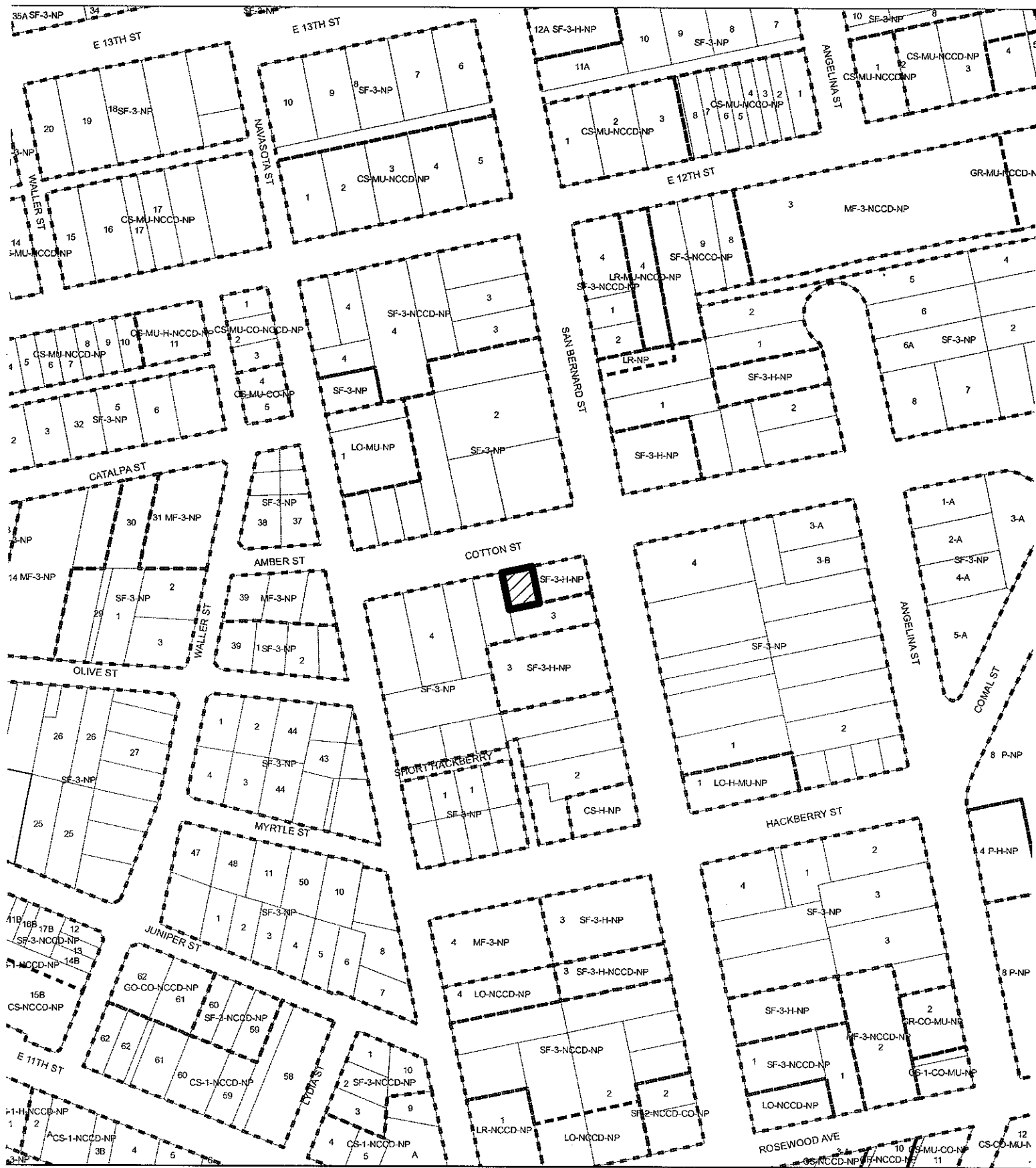
**Diana Ramirez, Administrative Specialist, Board Secretary**  
**974-2241**

**Fax #974-6536**

**Watershed Protection and Development Review Department**  
**Planning and Development**  
**Review Department**

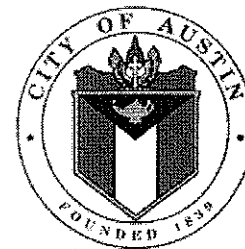
**One Texas Center**  
**505 Barton Springs Road, 2<sup>nd</sup> Floor**

**Mailing Address:**  
**P. O. Box 1088**  
**Austin, TX 78767-1088**



## BOARD OF ADJUSTMENTS

CASE#: C15-2011-0032  
 LOCATION: 1209 COTTON STREET  
 GRID: K22  
 MANAGER: SUSAN WALKER



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**CITY OF AUSTIN**  
**RESIDENTIAL PERMIT APPLICATION "A"**

PR Number	<u>2010-076879 RA</u>		
Building Permit No.	_____		
Plat No.	_____	Date	<u>9-3-10</u>
Reviewer	<u>[Signature]</u>		

**PRIMARY PROJECT DATA**

Service Address <u>1209 COTTON ST AUSTIN TX 78702</u>		Tax Parcel No. <u>195780 020708021</u>	
Legal Description Lot <u>3*</u> Block <u>6</u> Subdivision <u>GERALD L ROBERTSON</u> Section _____ Phase _____			
If in a Planned Unit Development, provide Name and Case No. <u>CENTRAL EAST AUSTIN (NP)</u> <small>(attach final approved copies of subdivision and site plan)</small>			
<i>If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.</i>			
Description of Work		_____ Remodel (specify) _____	
_____ New Residence		<u>ADDING NEW Bath ; room</u>	
_____ Duplex		_____ Addition (specify) <u>240 SQUARE FEET</u>	
_____ Garage _____ attached _____ detached		<u>electrical, plumbing ; mechanical.</u>	
_____ Carport _____ attached _____ detached		_____ Other (specify) _____	
_____ Pool		_____	
Zoning (e.g. SF-1, SF-2...) <u>SF-3 NP</u>			
- Height of Principal building <u>24</u> ft. # of floors <u>1</u> Height of Other structure(s) _____ ft. # of floors _____			
- Does this site currently have water and wastewater availability? <input checked="" type="checkbox"/> Yes _____ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.			
- Does this site have a septic system? _____ Yes <input checked="" type="checkbox"/> No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.			
Does this site have a Board of Adjustment ruling? _____ Yes _____ No If yes, attach the B.O.A. documentation			
Will this development require a cut and fill in excess of 4 feet? _____ Yes <input checked="" type="checkbox"/> No			
Does this site front a paved street? <input checked="" type="checkbox"/> Yes _____ No A paved alley? _____ Yes <input checked="" type="checkbox"/> No			
Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? _____ Yes _____ No			

VALUATIONS FOR REMODELS ONLY	VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY	PERMIT FEES <small>(For office use only)</small>																								
Building \$ _____	Lot Size <u>2816</u> sq.ft.	<table border="1" style="width: 100%;"><thead><tr><th colspan="2">NEW/ADDITIONS</th><th>REMODELS</th></tr></thead><tbody><tr><td>Building</td><td>\$ <u>133.00</u></td><td>\$ _____</td></tr><tr><td>Electrical</td><td>\$ <u>34.00</u></td><td>\$ _____</td></tr><tr><td>Mechanical</td><td>\$ <u>34.00</u></td><td>\$ _____</td></tr><tr><td>Plumbing</td><td>\$ <u>34.00</u></td><td>\$ _____</td></tr><tr><td>Driveway/ Sidewalk</td><td>\$ _____</td><td>\$ _____</td></tr><tr><td>TOTAL \$</td><td>_____</td><td>TOTAL \$ <u>235.00</u></td></tr><tr><td>(labor and materials)</td><td></td><td></td></tr></tbody></table>	NEW/ADDITIONS		REMODELS	Building	\$ <u>133.00</u>	\$ _____	Electrical	\$ <u>34.00</u>	\$ _____	Mechanical	\$ <u>34.00</u>	\$ _____	Plumbing	\$ <u>34.00</u>	\$ _____	Driveway/ Sidewalk	\$ _____	\$ _____	TOTAL \$	_____	TOTAL \$ <u>235.00</u>	(labor and materials)		
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Driveway/ Sidewalk	\$ _____	\$ _____																								
TOTAL \$	_____	TOTAL \$ <u>235.00</u>																								
(labor and materials)																										
Electrical \$ _____	Job Valuation – Principal Building \$ _____ (Labor and materials)																									
Mechanical \$ _____	Job Valuation – Other Structure(s) \$ _____ (Labor and materials)																									
Plumbing \$ _____	<b>TOTAL JOB VALUATION</b> (sum of remodels and additions)																									
Driveway/ Sidewalk \$ _____	\$ <u>30,000</u> (Labor and materials)																									
TOTAL \$ _____ (labor and materials)																										

<b>OWNER / BUILDER INFORMATION</b>			
OWNER	Name <u>Ryan Tyler &amp; Margaret Kyle</u>	Telephone (h) _____ (w) _____	
BUILDER	Company Name _____	Telephone _____	
	Contact/Applicant's Name _____	Pager _____	
DRIVEWAY/ SIDEWALK	Contractor _____	FAX _____	
		Telephone _____	
CERTIFICATE OF OCCUPANCY	Name _____	Telephone _____	
	Address _____ City _____ ST _____ ZIP _____		

If you would like to be notified when your application is approved, please select the method:  
\_\_\_\_\_ telephone \_\_\_\_\_ e-mail: \_\_\_\_\_

You may check the status of this application at [www.ci.austin.tx.us/development/picrivr.htm](http://www.ci.austin.tx.us/development/picrivr.htm)

**CITY OF AUSTIN**  
**RESIDENTIAL PERMIT APPLICATION "B"**

**CITY OF AUSTIN**  
**RESIDENTIAL PERMIT APPLICATION**

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE  DATE 9.2.10

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) \_\_\_\_\_

**Rejection Notes/Additional Comments (for office use only):**

TCAD BUILT IN 1926  
~~PARTIAL EXEMPT~~ ?  
HISTORIC Approval ? NOT NEEDED

Service Address \_\_\_\_\_

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_



# AUSTIN CENTIAL PERMIT APPLICATION "C"

## BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing		New / Addition	
a. 1 <sup>st</sup> floor conditioned area	552 <del>541.5</del>	sq.ft.	240	sq.ft.
b. 2 <sup>nd</sup> floor conditioned area		sq.ft.		sq.ft.
c. 3 <sup>rd</sup> floor conditioned area		sq.ft.		sq.ft.
d. Basement		sq.ft.		sq.ft.
e. Garage / Carport		sq.ft.		sq.ft.
attached		sq.ft.		sq.ft.
detached		sq.ft.		sq.ft.
f. Wood decks [must be counted at 100%]		sq.ft.		sq.ft.
g. Breezeways		sq.ft.		sq.ft.
h. Covered patios		sq.ft.		sq.ft.
i. Covered porches		sq.ft.		sq.ft.
j. Balconies		sq.ft.		sq.ft.
k. Swimming pool(s) [pool surface area(s)]		sq.ft.		sq.ft.
l. Other building or covered area(s)		sq.ft.		sq.ft.
Specify _____				

TOTAL BUILDING AREA (add a. through l.) \_\_\_\_\_ sq.ft. \_\_\_\_\_ sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and l. if uncovered)

max BC @ 40% = 1128

792 ~~744.5~~ sq.ft.  
28 % of lot

## IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	792	sq.ft.
b. Driveway area on private property	—	sq.ft.
c. Sidewalk / walkways on private property	—	sq.ft.
d. Uncovered patios	—	sq.ft.
e. Uncovered wood decks [may be counted at 50%]	—	sq.ft.
f. Air conditioner pads	15	sq.ft.
g. Concrete decks		sq.ft.
h. Other (specify) _____		sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

807 sq.ft.  
28.4 % of lot

max IC @ 45% = 1267

**AUSTIN  
RESIDENTIAL PERMIT APPLICATION "D"  
FOR AREA RATIO INFORMATION**

**TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY  
STANDARDS ORDINANCE BOUNDARY AREA.**

Service Address \_\_\_\_\_

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

**GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.**

	<u>Existing</u>	<u>New / Addition</u>
<b>I. 1<sup>st</sup> Floor Gross Area</b>		
a. 1 <sup>st</sup> floor area (excluding covered or uncovered finished ground-floor porches)	552 sq.ft.	240 sq.ft.
b. 1 <sup>st</sup> floor area with ceiling height over 15 feet.	sq.ft.	sq.ft.
c. <b>TOTAL (add a and b above)</b>	sq.ft.	sq.ft.
<b>II. 2<sup>nd</sup> Floor Gross Area</b> See note <sup>1</sup> below		
d. 2 <sup>nd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	/ sq.ft.	sq.ft.
e. 2 <sup>nd</sup> floor area with ceiling height > 15 feet.	sq.ft.	sq.ft.
f. <b>TOTAL (add d and e above)</b>	sq.ft.	sq.ft.
<b>III. 3<sup>rd</sup> Floor Gross Area</b> See note <sup>1</sup> below		
g. 3 <sup>rd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	/ sq.ft.	sq.ft.
h. 3 <sup>rd</sup> floor area with ceiling height > 15 feet	sq.ft.	sq.ft.
i. <b>TOTAL (add g and h above)</b>	sq.ft.	sq.ft.
<b>IV. Basement Gross Area</b>		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	sq.ft.	sq.ft.
<b>V. Garage</b>		
k. attached (subtract 200 square feet if used to meet the minimum parking requirement)	/ sq.ft.	sq.ft.
l. detached (subtract 450 square feet if more than 10 feet from principal structure)	sq.ft.	sq.ft.
<b>VI. Carport</b> (open on two or more sides without habitable space above it subtract 450 square feet)	/ sq.ft.	sq.ft.
<b>VII. TOTAL</b>	552 sq.ft.	sq.ft.

<b>TOTAL GROSS FLOOR AREA</b> (add existing and new from VII above)	552 <del>552</del> sq. ft.
<b>GROSS AREA OF LOT</b>	sq. ft.
<b>FLOOR AREA RATIO</b> (gross floor area / gross area of lot)	28 %

<sup>1</sup> If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- It only has one floor within the roof structure
- It does not extend beyond the foot print of the floors below
- It is the highest habitable portion of the building; and
- Fifty percent or more of the area has a ceiling height of seven feet or less.



**Austin Water Utility**  
**Water & Wastewater Service Plan Verification**  
(W&WW SPV)

**PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2**

(Please Print or Type)

Customer Name: Margaret Kyle Phone: \_\_\_\_\_ Alternate Phone: \_\_\_\_\_

Service Address: 1209 Cotton St.

Lot: 3 Block: 6 Subdivision/Land Status: George L Robertson Tax Parcel ID No.: 195780 020708021

Existing Use: vacant single-family res. duplex garage apartment other \_\_\_\_\_  
(Circle one)

Proposed Use: vacant single-family res. duplex garage apartment other \_\_\_\_\_  
(Circle one)

Number of existing bathrooms: 1 Number of proposed bathrooms: 1

Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes \_\_\_\_\_ No X

**City of Austin Office Use**

Water Main size: 8" Service stub size: \_\_\_\_\_ Service stub upgrade required? No New stub size: X

Existing Meter number: 37236 Existing Meter size: 5/8 Upgrade required? No New size: \_\_\_\_\_

WW Service: Septic System/On-Site Sewage Facility (OSSF) \_\_\_\_\_ or WW Collection System \_\_\_\_\_ WW Main size: \_\_\_\_\_

If a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

Approved: ☐ Yes (see attached approved documents) ☐ No

If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10<sup>th</sup> Street, Suite 715 for consultation and approval.

W&WWSPV Completed by (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

OSSF (if applicable) Approved by UDS (Signature & Print name) \_\_\_\_\_ Date 9/3/10 Phone 972 8734

AWU Representative \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

Approved: ☐ Yes (see attached approved documents) ☐ No

NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.

Verification expires 180 days after date of Submittal

**RECEIVED**  
SEP 03 2010  
WATER & WASTEWATER UTILITY  
CONSUMER SERVICES DIVISION

**PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2**

**STOP SHOP**  
**55 Barton Springs**  
Austin, Texas 78701  
(512) 974-2632 phone  
(512) 974-9112 phone  
(512) 974-9779 fax  
(512) 974-9109 fax



**Austin Energy**  
**Electric Service Planning Application (ESPA)**  
***For Residential and Commercial "SERVICE ONLY"***  
***Under 350 amps 1 $\phi$  or 225 amps 3 $\phi$***

☐ Check this box if  
this is for a  
building permit  
only.

(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request Margaret R. Kyle Phone 512 626 0300  
Email megkyle@hotmail.com Fax \_\_\_\_\_  
Project Name \_\_\_\_\_ ☐ New Construction ☐ Remodeling  
Project Address 1209 COTTON ST AUSTIN TX. 78702 OR \_\_\_\_\_  
Legal Description \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
Requested Service Duration: ☒ Permanent Service ☐ Construction Power/Temp Service  
(Usually less than 24 months)  
Who is your electrical service provider? ☒ AE ☐ Other \_\_\_\_\_

☐ Overhead or ☐ Underground Voltage \_\_\_\_\_ ☐ Single-phase (1 $\phi$ ) or ☐ Three-phase (3 $\phi$ )  
Service Main Size(s) \_\_\_\_\_ (amps) Number of Meters? \_\_\_\_\_  
AE Service Length \_\_\_\_\_ (ft.) Conductor \_\_\_\_\_ (type & size)  
SqFt Per Unit \_\_\_\_\_ #Units \_\_\_\_\_ ☐ All Electric ☐ Gas & Electric ☐ Other \_\_\_\_\_  
Total AC Load \_\_\_\_\_ (Tons) Largest AC unit \_\_\_\_\_ (Tons)  
LRA (Locked Rotor Amps) of Largest AC Unit \_\_\_\_\_ (Amps)  
Electric Heating \_\_\_\_\_ (kW) Other \_\_\_\_\_ (kW)

Comments: Rear Addition

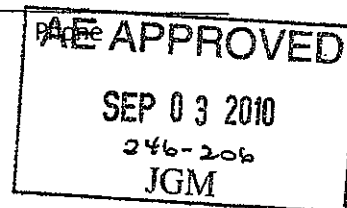
ESPA Completed by (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

Approved: ☐ Yes ☐ No (Remarks on back) \_\_\_\_\_  
AE Representative \_\_\_\_\_ Date \_\_\_\_\_

**Application expires 180 days after date of Approval**  
***(Any change to the above information requires a new ESPA)***

Version 1.1.0.0

All structures etc. must maintain 7'5"  
clearance from AE energized power  
lines. Enforced by AE & NESC codes.

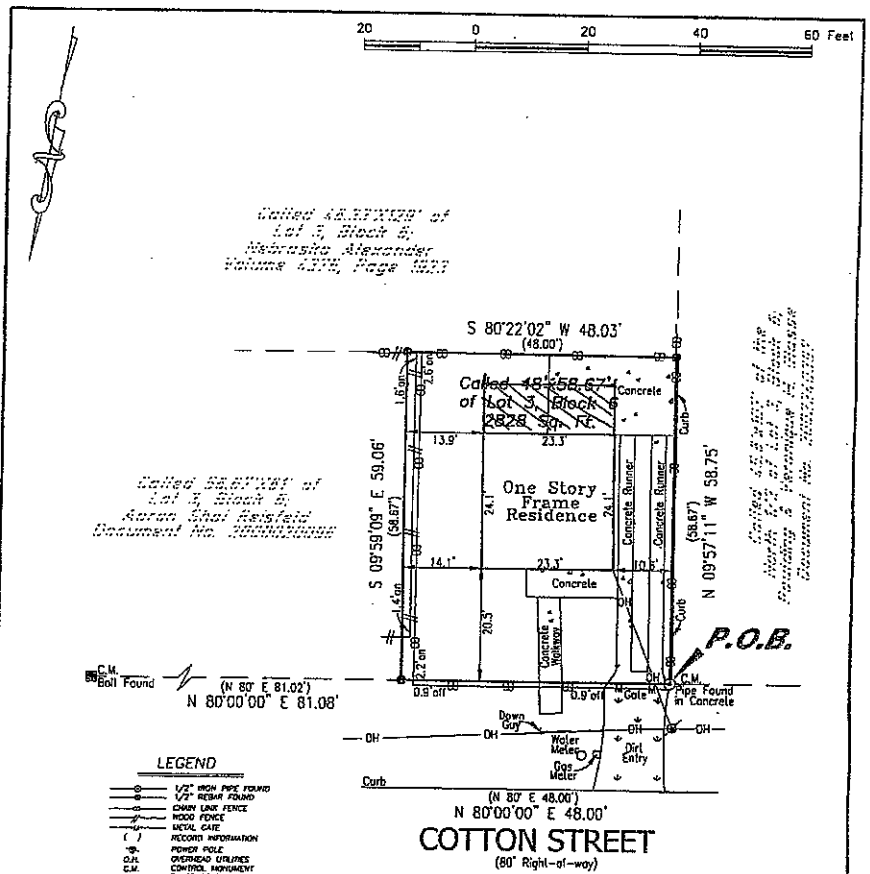


plumbing:  
electrical:  
mechanical: 44/WATER HEATER  
building

- layout
- framing
- installation
- final building

REVIEWED FOR ZONING ONLY

CITY OF AUSTIN  
APPROVED FOR PERMIT  
Greg Guemsey  
Planning and Development Review Department  
By 3/11/10 Date 9-3-10  
The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.



Lot 2816.116  
Area 794.53  
before 561.53  
Limit = 1126.464

$$\frac{4}{1} = \frac{x}{2816.116}$$

$$x = 1126.464$$

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

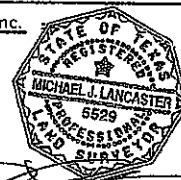
AE APPROVED  
SEP 03 2010  
246-206  
JGM

\* CALLED 48'x58.67' OF LOT 3, BLOCK 6, BEING FURTHER DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBDIVISION: GEORGE L. ROBERTSON SUBDIVISION OF OUTLOT NO. 56, DIVISION B  
LOT: \* BLOCK: 6 VOLUME: Z PAGE: 516 DEED RECORDS  
COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS: 1209 COTTON STREET  
CITY: AUSTIN REFERENCE NAME: RYAN TYLER AND MARGARET KYLE

Dewey H. Burris & Associates, Inc.  
Land Surveying Services

1404 West North Loop Blvd. 512-458-8969  
Austin, Texas 78756 Fax 512-458-9845



THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0165 E DATED 01-04-01. IT IS REPRESENTED AS IN ZONE X. HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

DATE 8-12-08  
TITLE CO INDEPENDENCE  
G.F. # 0812249-LAK  
JOB # R0802208\_TA  
SCALE 1" = 20'

TO THE OWNER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO INDEPENDENCE TITLE COMPANY  
LAWYERS TITLE INSURANCE CORPORATION  
I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE TO THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

FIELD WORK	TIM	8-12-08
CALCULATIONS	TONI	8-12-08
DRAFTING	JACK	8-12-08
FINAL CHECK	M.L.	8-12-08
CORRECTIONS	JACK	8-12-08
11P DATE		

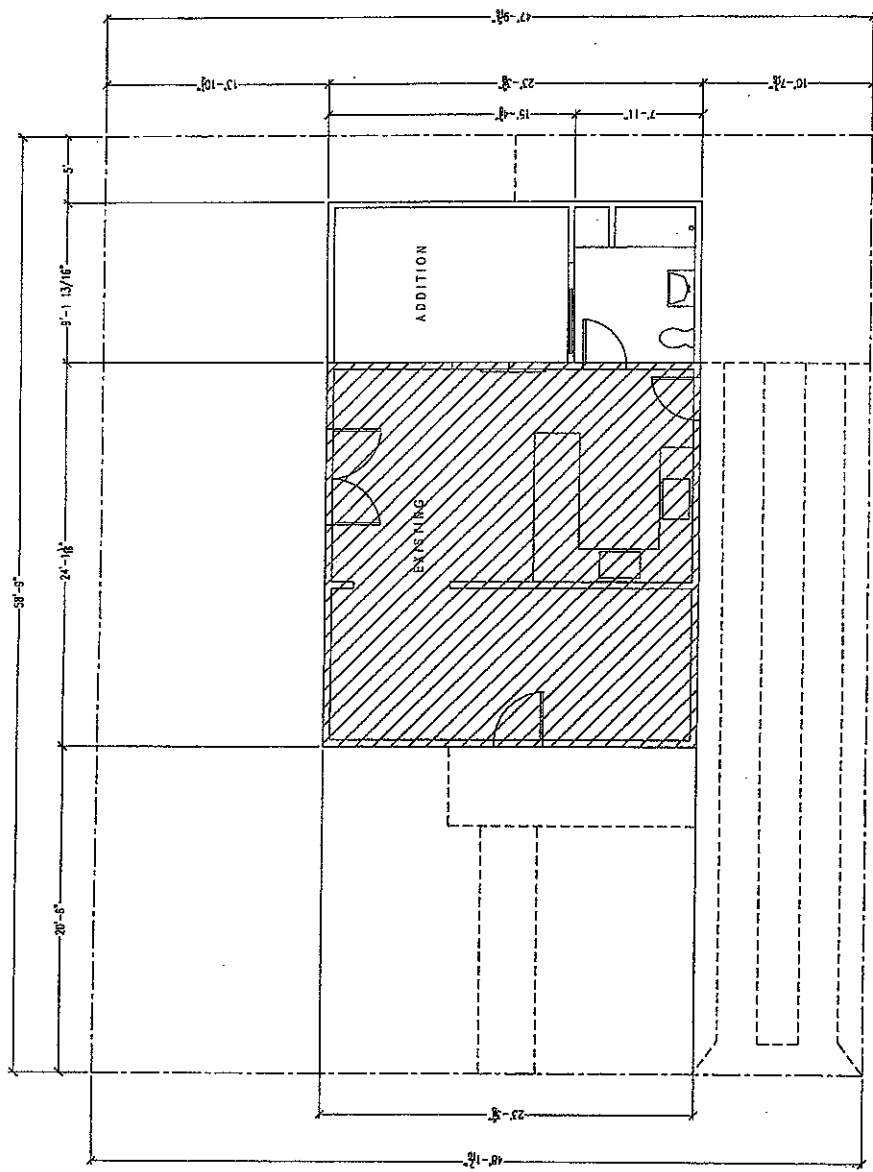
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

**CITY OF AUSTIN**  
**APPROVED FOR PERMIT**  
Greg Guernsey  
Planning and Development Review Department  
By: [Signature] Date: 9-3-10  
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PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

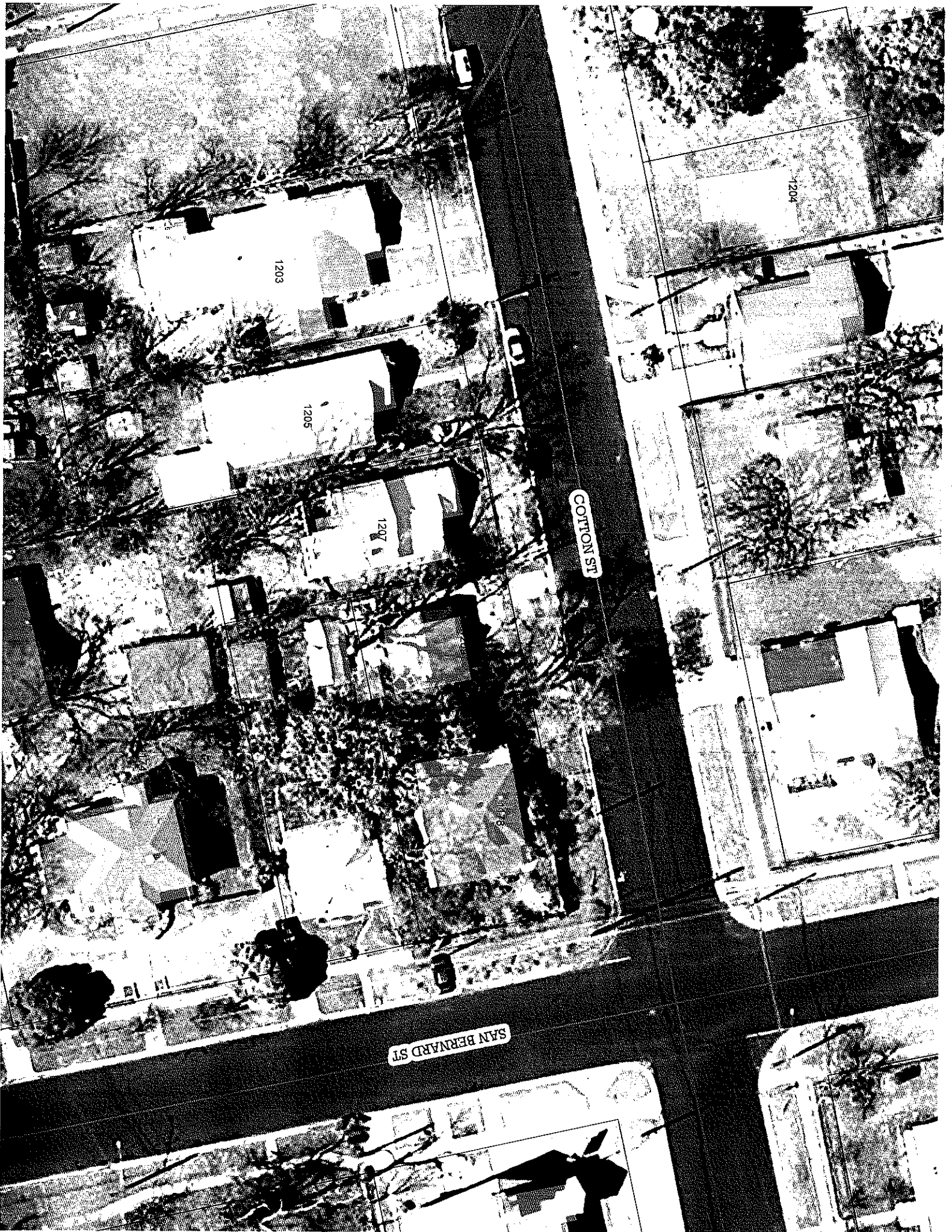


--- PROPERTY LINE  
--- DEMOLISHED CONCRETE

TYLER RESERVE  
1208 COTTON ST.  
AUSTIN, TEXAS 78702

PLAN  
NO. 000270  
DATE 08-11-10

A-1.0





# City of Austin

## BUILDING PERMIT

PERMIT NO: 2011-017954-PR

1209 COTTON ST

Type: RESIDENTIAL

Status: In Review

Issue Date:

EXPIRY DATE: 09/03/2011

LEGAL DESCRIPTION Lot: Block: 6 Subdivision: GEO. L. ROBERTSON				SITE APPROVAL		ZONING SF-3-NP		
PROPOSED OCCUPANCY:		WORK PERMITTED: Demolition			ISSUED BY:			
Demolish a circa 1926, 1 story, 552 square foot single family residence. (Project went beyond scope of addition / remodel... Project now considered total demo / new construction)								
TOTAL SQFT	VALUATION Tot Val Rem: \$00		TYPE CONST.	USE CAT. 645	GROUP	FLOORS	UNITS	# OF PKG SPACES
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS		METER SIZE		

**Contact**

Applicant, Margaret Kyle

**Phone**

(512) 626-0300

**Contact**

Owner, THOMPSON JAMES

**Phone**

0 -

**Inspection Requirements**

Building Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

**Comments**

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.





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